

Staff Report # PB2004-0086s

Description: Preliminary Site Plan Review of a proposal to convert a commercial building into dwelling units for 16 single adults. Project location is 202 Fourth St, at Hill. Applicant is Joseph's House & Shelter Inc. 74 Ferry St, Troy, NY 12180.

Analysis: The submitted site plan and information, in the staff's opinion meets or exceeds the minimum standard for Site Plan Review for **Minor** projects and is recommended for review on the **Full Review** agenda.

Copies of the site plan have been circulated to other city staff for review. The following comments have been raised: DPU

1. Show existing and proposed water & sewer services; location, type, size & material.
2. Indicate size & location of badger water meter (domestic).
3. Indicate where connection to existing storm system.
4. Roof drains, down spouts, and lawn basins cannot be tied into sanitary lateral.

Planning Staff comments:

Brief Description: Applicant is proposing to convert a billiard hall and former auto repair service building into permanent housing for 16 individuals that meet Joseph's House criteria for homelessness, income, disability, county residency, and safety. The applicant is proposing to renovate the façade of the building, gut the interior, including partial demolition, and provide an interior courtyard and a loading area at the rear alley.

1. Applicant shall be required to submit a detailed storm water drainage plan for existing building & water/sewer flow capacity report for review and approval by the Department of Public Utilities & City Engineer prior to the issuance of a work permit from the Bureau of Code Enforcement.
2. Applicant shall submit a revised lighting plan, indicating location of existing lighting and location/specifications of all new lighting. Additional architecturally appropriate designed lighting is required around the perimeter of building, to be reviewed & approved by the Planning Department staff & City Engineer.
3. Applicant shall submit a detailed landscaping plan for proposed courtyard area, and overall site, including the installation of street trees along the front of the property for review and approval by the Planning Department staff.
4. Applicant shall furnish copy of proposed pilot agreement with the City of Troy for payment in lieu of taxes for review by the City Corporation Council & execution by the Mayor.
5. Applicant shall be required to conform to all ADA Handicap code requirements as administered by the Bureau of Code Enforcement, to be indicated on a revised site plan for review and approval by the City Engineer
6. Applicant shall provide window design type & brick samples for proposed exterior veneer to be reviewed and approved by the Planning Department prior to installation.
7. Applicant shall submit a **Revised Site Plan** to the Planning Department with inclusion of the elements listed above as recommended by the Planning Board prior to the issuance of a work permit from the Bureau of Code Enforcement.

Zoning Board of Appeals action: Pursuant to the Permit Denial Form issued by the Bureau of Code Enforcement, action by the Zoning Board of Appeals of the City of Troy is required in the form of a Special Use Permit in order for the project to proceed. The applicant's proposal was tabled pending SEQRA determination, (Negative Declaration) by the Planning Board.

S.E.Q.R.A.: At the pervious meeting on October 14, 2004 the Planning Board requested additional information on specific project impacts before the Board makes its Determination of Significance decision. The applicant has submitted an expanded Full EAF in response the meeting minutes from the October 14, 2004 Planning board meeting. Upon reviewing the additional information submitted by the applicant the Planning Board will make a determination of Significance. If it is determined that the action will include at least one potential adverse impact, a Positive Declaration will be issued and the applicant will be required to submit an Environmental Impact Statement. If however, no impacts are determined to be expected or have been adequately mitigated a Negative Declaration will be rendered, and the applicant will proceed with the site design review process.

The following language shall be valid if a Negative Declaration is rendered:

Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an UNLISTED action. The applicant has completed an Environmental Assessment Form (E.A.F.), which indicates that no significant impact to the environment is likely to occur as a result of the proposed action. Based upon this information, staff recommends that the Commission make the following determination:

The Commission finds this proposal to be subject to the S.E.Q.R.A.; no Federal agencies are involved, no other agencies are known to be involved, it is considered to be an UNLISTED action per 6 N.Y.C.R.R. Part 617; and based upon the submission of an Environmental Assessment Form, adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal.

Conclusion: Planning Staff recommends the site plan proposal be reviewed on the **Full Review** agenda at the December 9th, 2004 Planning Board meeting.

Prepared for the scheduled public hearing: 12/9/04

Prepared by: TM